

DELEGATED DECISION REPORT

SMD/2022/0277
Valid 24/05/2022

64 THE WENTLOWS
CHEADLE ROAD
UPPER TEAN

SIDE EXTENSIONS TO
EXISTING ANNEX

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to an annex that is associated with a large detached dwelling, set back from the main road within the large village boundary of Upper Tean.

The annex itself is a small dual pitched building with a lean-to glass green house to the side. It sits at an oblique angle to the detached building which has an integral detached garage with parking provisions to the side of the annex for at least 2 cars.

PROPOSAL

Planning permission is sought for the alteration of the annex to create two bedrooms, a dining room and kitchen and an enlarged bathroom. The alteration will include two lean-to extension on either side of the dual-pitched building.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

SS8 – Larger Villages Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 13/07/22

Neighbour consultation period ends: 30/06/22
Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Checkley Parish Comments	No objection. This property is setback and sited sideways on to Cheadle Road therefore an extension to either side is basically forward and rearward facing compared to neighbouring properties otherwise the proposal seems sound provided it is in keeping with neighbouring property and all relevant statutory Consultees requirements are complied with and if there are no local objections.

OFFICER COMMENTS

Principle of Development

The application site is located within the Upper Tean Development Boundary. Upper Tean is identified within the Local Plan policy SS8 as a 'Larger Village,' where there is support in principle for a range of developments including housing and employment related proposals.

Section 5 and paragraph 71 of the National Planning Policy Framework states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

The proposed works will increase the footprint and useability of the building by providing two bedrooms and larger kitchen/dining room. While the arrangement would make the annex self-sufficient in its own right, the agent has confirmed on 2nd August 2022, that an elderly relative is to reside in the building independently within the domestic curtilage of the host dwelling. The applicant argues that building itself is too small for its intended use, this provides little material weight. Nevertheless, when considering the position of the annex and relationship with the host dwelling, it is deemed to be appropriate as it is part of the planning unit and close to the host dwelling sharing the access and rear garden space. The position of the annex reads to be ancillary with the host dwelling but in the interests of prudence, a condition should be applied to any consent to ensure that the annexe is occupied for family and friends and shall not be used for long term or holiday lets.

The principle of development is met subject to the material considerations as detailed below.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings.

New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The annex is well screened by its position away from the main road and mature hedging along the shared border between the applicant's and No. 66 Cheadle Road. As such, the extensions will not be visible from the main street-scene.

When considering the design of the extensions against the modest scale annex, the additions would add considerable bulk and appears functional in its appearance. However on balance, the annex is not visible from the public realm and would appear sympathetic with the host dwelling via its subservient nature. The materials will match with the existing and these can be secured by condition.

There were concerns that the footprint of the annex would be similar to that of the immediate neighbour's semi-detached property; however on balance, the annex should be read in conjunction with the host dwelling which sits on a larger plot and not characteristic of those types of properties along Cheadle Road. The annex appears proportionate with the host dwelling and therefore, considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 130(f) of the NPPF (2021) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is the neighbouring property No.64 Cheadle Road; a semi detached property approx. 12m from elevation to elevation of the annex.

Given the position of the annex located further back from the rear elevation of No.64 Cheadle together with mature border heading to screen views of the site, it is considered that the neighbour's amenity will be maintained.

The application is in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking (driveway and double garage). The submitted plans show the proposal will provide 2 additional bedrooms within the residential curtilage. Given the scale of the host dwelling and ample parking for 3 vehicles, it is considered that the parking provisions meets Staffordshire Moorlands Parking Standards. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposed annexe is considered to be acceptable and would not constitute a separate planning unit. The scheme would respect the scale and character of the area and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 2/08/22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council